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VENTURA COUNTY DISTRICT ATTORNEY
NEWS RELEASE



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Attempt to Commit Real Estate Fraud in Oxnard Shores Results in Conviction

VENTURA, Calif. – The Ventura County District Attorney's Office announced today that Khambray Antoine Holloway (DOB 04/26/92), of Oxnard, was convicted by a jury on September 30, 2026, of filing a false or forged document to steal ownership of an Oxnard home.

In July 2025, Holloway filed a false, notarized grant deed with the Ventura County Recorder's Office to establish himself as the owner of a \$4.8 million residence in Oxnard Shores. The property was owned through an LLC, which had not authorized the transfer. The fraudulent real estate documents submitted by Holloway contained irregularities, including no signature from an authorized grantor. Investigators later confirmed with the property owners that they had not authorized Holloway to transfer or claim ownership of the property.

Holloway allegedly continued to claim ownership of the residence and returned to the property on multiple occasions. On at least two occasions, he contacted locksmiths and attempted to have the locks changed, providing them with the same documents to support his claim that he was the homeowner.

"This case was about trying to take a \$4.8 million home with a few pieces of paper," Deputy District Attorney Meighann Mahoney said. "The defendant claimed an ownership interest he did not have and then used it in a deed. This conviction recognizes the importance of protecting the integrity of our public records and holding people accountable when they knowingly use false information to try to obtain someone else's property."

Holloway will be sentenced on October 28, 2026, at 9:00 a.m. in courtroom 12 of the Ventura County Superior Court. He was remanded into custody following the verdict and remains in custody with bail set at \$20,000.

Case: 2026005105

Defendant Information:

Khambray Antoine Holloway (DOB 04/26/92)
Oxnard

Charges convicted of:

- PC 115(a) – File false or forged instrument

